



RESIDENTIAL DEVELOPMENT
105.94 ACRES

COMMERCIAL
DEVELOPMENT
0.61 ACRES

COMMERCIAL
DEVELOPMENT
0.59 ACRES

COMMERCIAL
DEVELOPMENT
3.37 ACRES

THE GILBERT L. PFEIFFER
SHELTER TRUST
VOL. 4184, PG. 1789 B.C.R.P.R.

GENERAL NOTES:

1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C00085 E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".
2. ALL PROPOSED STREETS WITHIN THIS PROJECT SHALL BE LOCAL TYPE "A" STREETS.
3. THIS TRACT OF LAND IS INTENDED TO BE PLATTED INTO TWO (2) OR MORE UNITS.

DEVELOPER:

OWNER: **D. GREEN LAND COMPANY**
ADDRESS: 10999 IH 10 WEST
SUITE 257
SAN ANTONIO, TEXAS 78230
TELEPHONE: (210) 641-5988

PLAN HAS BEEN ACCEPTED BY _____
COOSA *Edell D. Phillips*

(date) June 21, 1999 635
(number)
If no plats are filed, plan will
expire on Dec 20, 2000
Last plat filed on _____

D. GREEN LAND COMPANY
THE WOODS SUBDIVISION, P. U. D.

SHEET NO.

OF

P.O.A.D.P.

BROWN ENGINEERING CO.

DATE: KJS APP: CGK

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 8-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

REVISIONS	
No.	Date
1	6/16/99

ADDED STREET ACCESS POINTS

No.	Date	REVISIONS	App.
1	6/16/99	ADDED STREET ACCESS POINTS	KJS

beco/projects/TL_Green/Woods/Prelim/

635

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: May 13, 1999 Name of POADP: The Woods Subdivision, P.U.D.
 Owners: D. Green Land Company Consulting Firm: Brown Engineering Company
 Address: 10999 IH-10 West, Suite 257 Address: 1000 Central Parkway North, Suite 100
San Antonio, Texas 78230 San Antonio, Texas 78232
 Phone: (210)641-5988 Phone: (210)494-5511
 Existing zoning: Not Applicable Proposed zoning: Not Applicable

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
 Projected # of Phases: 2 PLUS ☒ Yes ☐ No
 San Antonio City Limits? ☐ Yes ☒ No
 Council District: Not Applicable
 Ferguson map grid 447

Land area being platted:	Lots	Acres
Single Family (SF)	<u>143</u>	<u>105.9</u>
Multi-family (MF)	<u>--</u>	<u>--</u>
Commercial and non-residential	<u>3</u>	<u>4.6</u>

Is there a previous POADP for this Site? Name Not Applicable No. _____
 Is there a corresponding PUD for this site? Name The Woods Subdivision P.U.D. No. _____
 Plats associated with this POADP or site? Name The Woods Subd. Unit 1, PUD No. _____
 Name The Woods Subd. Unit 2, PUD No. _____
 Name The Woods Subd. Unit 3, PUD No. _____

Contact Person and authorized representative:

Print Name: Charles Grady Koehl, P.E.

Signature: 

Date: May 13, 1999

Phone: (210)494-5511 Fax: (210)494-5519

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Charles Grady Koehl, P.E.

Signature: _____



If you have any questions please call Elizabeth Carol at 207-7900

RECEIVED
 99 MAY 13 PM 4:06
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION



CITY OF SAN ANTONIO

June 21, 1999

Charles Grady Koehl, P. E.
Brown Engineering Company
1000 Central Parkway N., Suite 100
San Antonio, TX 78232

Re: The Woods Subdivision

POADP # 635

Dear Mr. Koehl:

The City Staff Development Review Committee has reviewed The Woods Subdivision Preliminary Overall Area Development Plan # 635. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- I would encourage you to orient the commercial area to the adjoining neighborhoods.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

May 17 '99 8:09

P.01

**Texas Department**

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

May 17, 1998

To	Elizabeth Card	From	Jesse Hays
Co./Dept	CSA Planning	Co.	TXDOT
Phone #	207-7893	Phone #	615 5860
Fax #	207-1441	Fax #	

P.O.A.D.P. REVIEW

The Woods Subdivision P.U.D.

Located on IH 10 West, ¼ mile south of FairOaks Parkway

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

Require 50' right of way setback for future highway expansion.

Access Limits/Restrictions

This property is eligible for a maximum combined total of four access points, based on the overall frontage of 800' +/- . Locations of access points to IH 10 will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.

Advanced Project
Development Engineer

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

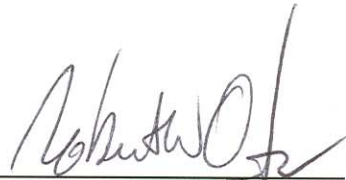
COPIES TO: File

SUBJECT: The Woods, P.U.D. Level I T.I.A.

Date: June 21, 1999

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the Woods P.U.D. located on the southeast corner of IH 10 and Fair Oaks Pkwy. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of 143 single-family residences with a shopping center fronting IH 10. The combined traffic generated will be 393 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through three access points, two located on the frontage road of IH-10 W and the other one located on Fair Oaks Parkway.



Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1506975

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 6/03/1999
DUE DATE 6/03/1999

50-04-5573
GREEN LAND VENTURES LTD.
10999 IH 10 WEST, STE. 257
S.A. TX. 78230

PHONE: 000 - 0000

PLAN REVIEW
THE WOODS POADP

FACILITY LOCATION: 100 COMMERCE ST, W

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
6/03/1999 1506975 50-04-5573 6/03/1999 7:45 - 4:30

LINE INDEX REF DESCRIPTION AMOUNT
1 012542-001 PLAN REVIEW FEES 370.00

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 06/02/1999 CK# 1039 THE WOODS POADP
END 06/02/1999

PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE
0.00 370.00 370.00 370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1
↓

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

ATTN: Elizabeth C.

RE: The Woods Subdivision P.U.D.

☒ 4 HR. DELIVERY

SIGNED: Yvonne M. Alva

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

TO: City Planning Dept.
114 W. Commerce
4th Floor

ATTN: Elizabeth C.

JOB #: 321-001-00

DATE: May 13, 1999

RE: The Woods Subdivision P.U.D.

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☐ 1 HR. DELIVERY

☒ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Fee Check for \$370.00 for P.O.A.D.P. Review
6	P.O.A.D.P.
1	Application for a P.O.A.D.P.

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ _____

REMARKS:

1) Please note that the Traffic Impact Analysis and Fee check were sent to CSAPW.

2) The tree preservation ordinance will be addressed prior to P.O.A.D.P. approval.

3) A copy of the P.O.A.D.P. has been sent to TxDOT.

RECEIVED
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
MAY 13 1999
99 MAY 13 PM 4:06

COPY TO: _____

SIGNED: Denise Spain

Denise Spain

The Woods

off IH 10 near
Fair Oaks Parkway

OCL
over Aquifer

143 SFI on 105
3 Comm. 4.6 acres

-TIA

need 2 access pt.

- drainage
- Hwy note
- Aquifer
- trees.
- Slope notes

Recommend that
the comm area be
oriented to the right.

Called

6.15.99

need 8 1/2 x 11